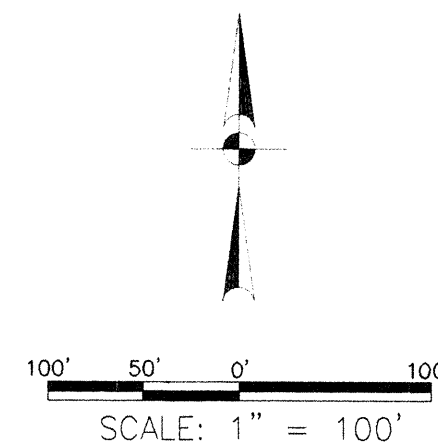
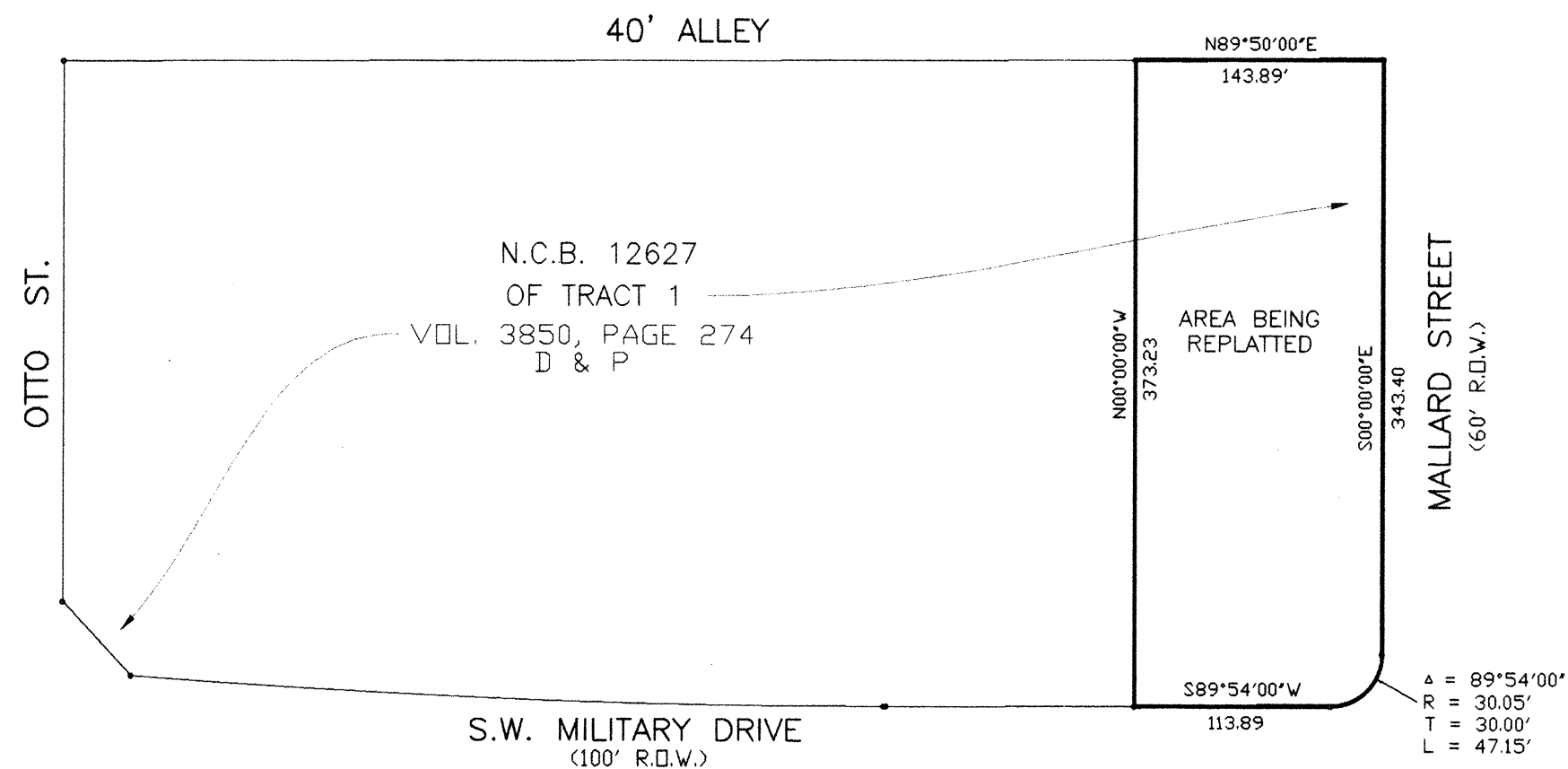
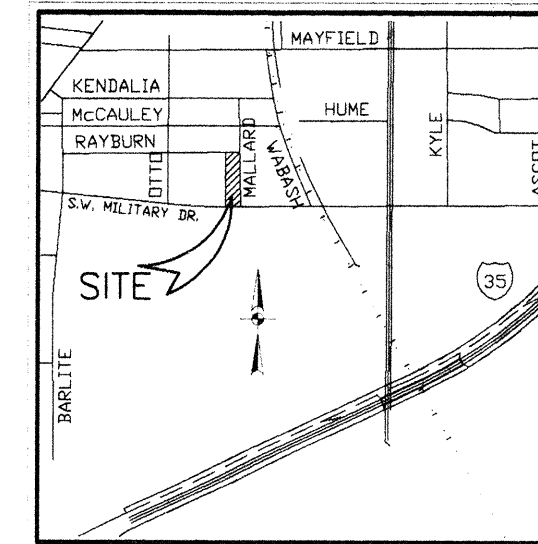


2006-0195771 P 0543 0079



PLAT NO. 980274



LOCATION MAP
(N.T.S.)

LEGEND

ESMT. = EASEMENT
CATV = CABLE TV
ELEC. = ELECTRICAL
FND. = FOUND
I.R. = IRON ROD
TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION
R.O.W. = RIGHT OF WAY
D & P = DEED & PLAT RECORDS

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, maintaining, removing, inspecting, patrolling, and erecting poles, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTES

- (1) For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
- (3) Maximum access points to State highway from this property will be regulated as directed by "Regulations For Access Driveways To State Highways". This property is eligible for a maximum combined total of one access point, based on overall platted highway frontage of 113.89'.
- (4) Any sidewalks to be constructed within State right of way along freeway frontage roads will be located directly adjacent to the right of way line.

GENERAL NOTES

1. ALL 1/2" IRON RODS FOUND WITH YELLOW CAP MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON THOSE OF THE PLAT OF SENISA TERRACE SECOND FILING SUBDIVISION, VOLUME 3850, PAGE 274 DEED AND PLAT RECORDS.
3. MONUMENTATION BASED ON THOSE AS FOUND ON GROUND AND SHOWN HEREON.
4. NAD 83 GRID COORDINATES DERIVED FROM GOLF, 1953 (P.I.D. # AY1883)
N:136863308.7966 E:2131527.0017 HOFFMAN, 1953 (P.I.D. #AY0622)
N:13691653.9837 E:2078963.3119
5. DIMENSIONS SHOWN ARE SURFACE.
6. COMBINED SCALE FACTOR USED IS 0.9998363.
7. BEARINGS MUST BE ROTATED 0°13'20" COUNTER CLOCKWISE TO MATCH N.A.D. 83.

STATE OF TEXAS
COUNTY OF BEXAR

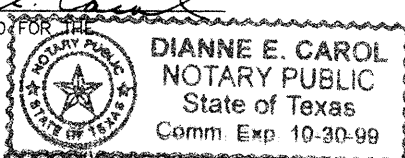
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS, I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

Barnett Construction Co.
OWNER
Robert S. Nig

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF Jan
A.D. 19 98

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



MY COMMISSION EXPIRES: 10-30-99

STATE OF TEXAS
COUNTY OF BEXAR

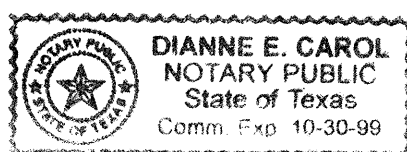
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Barnett Construction Co.
OWNER
Robert S. Nig

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mark G. L. Ray, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF Jan
A.D. 19 98

Dianne E. Carol
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Steven Winters
REGISTERED PROFESSIONAL ENGINEER

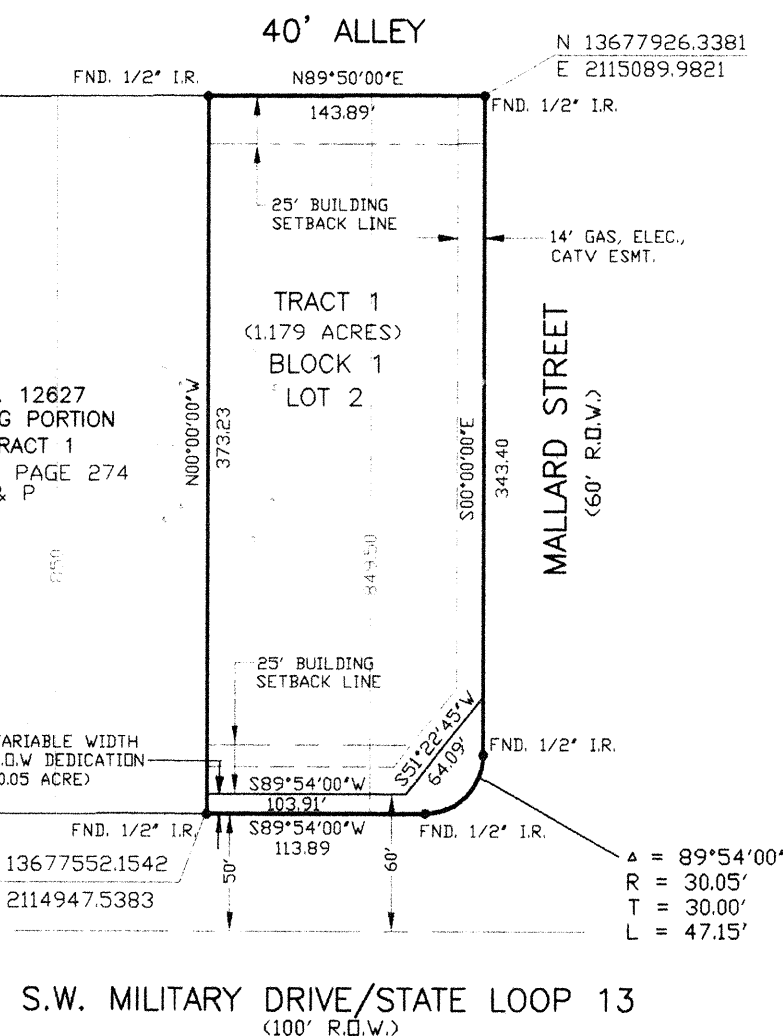
SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF January
A.D. 19 98

Norma J. Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

555 E. RAMSEY

210-375-9000



S.W. MILITARY DRIVE/STATE LOOP 13
(100' R.O.W.)

REPLAT ESTABLISHING

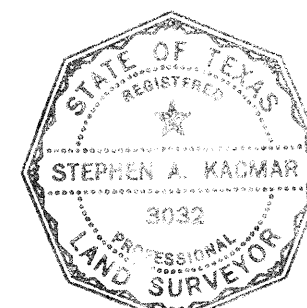
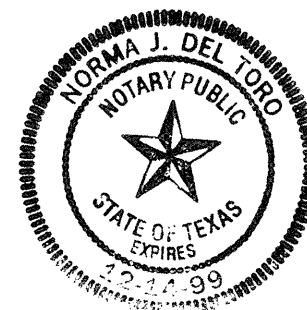
Frost Bank/Southwest Military

BEING 1.229 ACRES OF LAND OUT OF TRACT 1, N.C.B. 12627, SENISA TERRACE SECOND FILING SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 3850, PAGE 247 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF Frost Bank/Southwest Military HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 11 DAY OF FEB. A.D. 19 98

BY: *Steven K. Grotme*
CHAIRMAN
BY: *Bill [Signature]*
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Steve [Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF January
A.D. 19 98

Norma J. Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

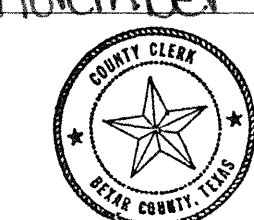
Gerry Hickhoff
COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 14th DAY OF January A.D. 2000 AT 3:34 P.M. AND DULY RECORDED

THE 20 DAY OF November A.D. 2000 AT 8:19 A.M. IN THE RECORDS OF

IN BOOK VOLUME 9549 ON PAGE 79

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 20 DAY OF November A.D. 2000



COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Joan B. [Signature]*
DEPUTY

VRP # 03-11-008

Job No. 4162-00

02 OCT 29 PM 4:23

DEPARTMENT OF PLANNING

CITY OF SAN ANTONIO

F-172



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: #VLP #03-11-008
Assigned by city staff

Date: 10/24/02

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. *Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).*

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. **Owner/ Agent** Frost National Bank
2. **Address:** 100 West Houston Street (P.O. Box 1600), San Antonio, TX
3. **Zip:** 78296 **Telephone #** 210-220-4527
4. **Site location or address** NW corner of S.W. Military Dr. and Mallard Street
5. **Council District** 5 **ETJ** Over Edward's Aquifer Recharge ☐ yes ☒ no

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP-acceptance date.

Name: _____ # _____

Date accepted: _____ **Expiration Date:** _____ **MDP Size:** _____ acres

- **P.U.D. PLAN**

Name: _____ **#** _____

Date accepted: _____

- **Plat Application**

Plot Name: _____ **Plat #** _____ **Acreage:** _____

Date submitted: _____ **Expiration Date:** _____

(Note: Plat must be approved within 18 months of application submittal date).

Name: Frost Bank/Southwest Military

Plat #980274

Acreage: 1.229

Approval

Date: 2/11/98

Plat recording Date: 11/20/00

Expiration Date: N/A

Vol./Pg. 9549/79

Note: Plat Application Date was 12-3-97.

02 OCT 28 PM 3: 02

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)

LAND DEVELOPMENT
SERVICES DIVISION

• Others

Type of Permit:

Date issued:

Expiration Date:

Acreage:

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: JAY NIELSEN

Signature:

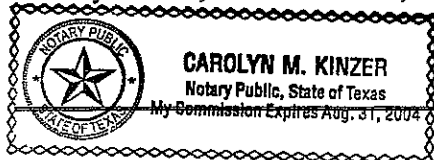
Date: 1/24/02

for Frost National Bank

Sworn to and subscribed before me by on this 24 day of OCTOBER 20 02 to certify which witness by hand and seal of office.

Carolyn M. Kinzer

Notary Public, State of Texas, My Commission expires: AUG. 31, 2004



City of San Antonio use



Approved

Applicant states
Project is a Bank
Building



Disapproved

Review By:

Date: January 16 2003

Assistant City Attorney

PAPE-DAWSON
ENGINEERS, INC.
RECEIVED

August 17, 2001

DEC 10 2002

Can applicant submit the specific results the current project will bring about?
(bank, restaurant, apartments etc.)
The city needs this information to properly process the Vested Rights in its system.

P:\56\90\00\WordForms\021024a1.doc

VRP #03-11-008

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 FEB 14 PM 3:40

Plat Tracking System

| | | |
|---------------------------------------|-------------------|----------------------------|
| Plat #: | Plat Name: | Agency: |
| 1998000274 | | AVIA - Aviation Department |
| Select Option: | | Search |
| Planning Commission/Recordation - 260 | | |

Plat Application

| | | | |
|------------------------------------|------------------|-------------------------|--------------------------------|
| Plat Nbr: | 1998000274 | Plat Name: | FROST BANK/ SOUTHWEST MILITARY |
| POADP Nbr: | 000000 | Owner Agency: | CURRENT PLANNING |
| Application Date: | 12-03-1997 | POADP Name: | |
| Type (replat, vacate, ...): | SUBDIVISION PLAT | Expiration Date: | 12-03-1999 |
| Major/Minor(1,2): | MAJOR | Deferred (Y/N): | |

| | | | | | | | | |
|----------------------------|------------|--------|-----------|--------|-----------|--|-----------|--|
| X/Y Coordinates: | X: | 111111 | Y: | 222222 | X: | | Y: | |
| (1st. Set Required) | X: | 0 | Y: | 0 | X: | | Y: | |
| Loc Desc: | 649/E7 FMB | | | | | | | |
| CCD-4 | | | | | | | | |

RECEIVED
02 OCT 28 PM 3:00
LAND DEVELOPMENT
SERVICES DIVISION

| | | | |
|---------------------------------------|-----------------------------------|--------------------------------------|--------------------------|
| Current Plat Status: | Status Date: | Plat Active: | YES |
| ICL: | Town Codes: | County Code: | |
| Parkland/Greenbelt/Open Space: | NO | Over or Adjacent to Landfill: | NO |
| Over Edwards Recharge Zone: | NO | Within Flood Plain: | NO |
| Water Service: | BEXAR METROPOLITAN WATER DISTRICT | Sewer Service: | SAN ANTONIO WATER SYSTEM |
| Linear Feet of New Street: | 6210020 | Private: | .00 |

CITY OF SAN ANTONIO
PLANNING DIVISION
RECEIVED
OCT 28 1997

| | | <----- Added -----> | | <----- Vacated -----> | |
|--------------------|---|---------------------|-------|-----------------------|-------|
| | | Lots | Acres | Lots | Acres |
| Land Area Type: | | | | | |
| Single Family: | | | .00 | | .00 |
| Non Single Family: | 1 | | 1.22 | 1 | .00 |
| Public Dedication: | | | .00 | | .00 |

| | | | | | |
|------------|----------------------|------------|------------|---------------------|---------|
| 00000001 | Owner | | | | |
| Name Code: | | Name Type: | | Phone: 210-829-1843 | Ext: |
| Business: | | | | | |
| Contact: | BARRETT CONSTRUCTION | | | | |
| Address: | 08603 CROWNHILL BV. | | Apt/Space: | Bldg: | |
| City: | SA | St: | TX | Zip: 78209-0000 | Status: |
| Note: | | | | | |

| | | | | | |
|------------|----------------------------|------------|------------|---------------------|---------|
| 00000002 | Engineer/Supervisor | | | | |
| Name Code: | | Name Type: | | Phone: 210-375-9000 | Ext: |
| Business: | | | | | |
| Contact: | PAPE/DAWSON ENGINEERS INC. | | | | |
| Address: | 00555 E RAMSEY | | Apt/Space: | Bldg: | |
| City: | SA | St: | TX | Zip: 78216-0000 | Status: |
| Note: | | | | | |

Back Show Map

RECEIVED
02 OCT 28 PM 3:03
LAND DEVELOPMENT
SERVICES DIVISION